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October 8, 2010
(revised January 25, 2011)

Greg Guernsey
Director
Planning and Development Review
City of Austin
505 Barton Springs Road, 5th Floor
Austin, TX 78701

Re: Hyde Park Baptist Church Quarries Multi-Use Facility - Managed Growth
Agreement (SPC-99-2019A)

Dear Mr. Guernsey:

This firm represents and I am writing to you on behalf of the applicant in the above-referenced application. The Hyde Park Baptist Church Quarries Multi-Use Facility is a large, long-term project consisting of approximately 59.54 acres located at 4400 Mesa Woods Drive and 11400 North Mopac Expressway, Austin, Texas 78727. A Managed Growth Agreement (MGA) is being requested to allow completion of the project. Below is a response to the Completeness Check comments, followed by a summary of the project.

City Comments

Through the Completeness Check submittal, comments were provided by City staff. The following is a response to those comments:

ATD/ROW Mgmt	The site's driveway and all improvements in the ROW were constructed 2003. None of the remaining structures to be constructed are near public streets. The remaining items to be constructed are internal to the site. This MGA submittal is to extend the life of the site plan.
DE/WQ	Noted. Comparisons for detention and water quality between the 3 hour storm event and 24 hour storm event are enclosed with the update for review.
SP	Noted.

Project Summary

When the original site plans were approved, the land use component and conditional use permit were approved under SPC-99-2019A, while the construction site plan was approved under SPC-99-2019B. Both of these site plans form a single project, in accordance with Sections 25-1-532(8) and 25-1-540 of the Land Development Code. This MGA is being submitted in order to accommodate the completion of this long-term project. Both site plans are depictive of the same project.

The current site plans are for the Hyde Park Baptist Church, multiple buildings, a school and related facilities. A portion of the site has already been constructed. Specifically, Buildings A, D and F, the pavilion, the tennis courts, baseball field, softball fields, parking, ponds, and drive aisles have been completed. The project is being completed in phases, as fund raising is necessary. In addition, educational facilities are constructed onsite. For these reasons, this project meets the criteria for a Managed Growth Agreement, since it is large, long-term, and is a special public benefit according to the definitions and criteria. It is our understanding that the project meets current code. In 2009, expansion of the water quality ponds was completed at substantial costs to facilitate construction of the remainder of the site plan's improvements.

It will take more than ten years to obtain all building permits and complete construction. Therefore, it is requested that regulations applicable to the site plan as currently approved should continue to remain in effect until 2020.

If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2378 or Richard T. Suttle, Jr. at (512) 435-2310.

Sincerely,



Lynn Ann Carley, P.E.

Senior Land Development Consultant

cc: Robert Liverman
Tony Shaleesh
Jana Rice
Richard T. Suttle, Jr.